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Irvine, CA 92620  
6 Telephone: (949) 333-7777  
7 Facsimile: (949) 333-7778

8 Attorneys for Movant and Creditor,  
HOUSER BROS. CO. dba RANCHO DEL  
9 REY MOBILE HOME ESTATES

10 UNITED STATES BANKRUPTCY COURT

11 CENTRAL DISTRICT OF CALIFORNIA – SANTA ANA DIVISION

12 In re

13 JAMIE LYNN GALLIAN,  
14 Debtor.

Case No. 8:21-bk-11710-ES

Chapter 7

DECLARATION OF GREG BUYSMAN RE:  
MOTION OBJECTING TO DEBTOR'S  
CLAIMED HOMESTEAD EXEMPTION

Date: July 21, 2022

Time: 10:30 a.m.

Ctrm: 5A<sup>1</sup>

Location: 411 W. Fourth Street, Santa Ana, CA  
92701

21  
22 I, Greg Buysman, say and declare as follows:

23 1. I am an individual over 18 years of age and competent to make this Declaration.

24 2. If called upon to do so, I could and would competently testify as to the facts set forth  
25 in this Declaration.

26  
27 <sup>1</sup> To continue to aid in the mitigation of the spread of the COVID-19 virus and in light of the response of the Bar to  
28 continue virtual appearances, Judge Smith will continue to hold the majority of her hearings remotely using ZoomGov  
audio and video. However, beginning September 1, 2021, Judge Smith will allow the option for in-person hearings  
and/or hybrid proceedings for trial and evidentiary hearings only.

1           3.       The facts set forth below are true of my personal knowledge.

2           4.       I am employed at The UPS Store at 5942 Edinger Ave., Ste. 113, Huntington Beach,  
3 CA 92649.

4           5.       I am also a California Notary Public, with Commission Number 2341449. My  
5 commission expiration date is February 5, 2025.

6           6.       I make this declaration in support of the homestead exemption objection filed by  
7 Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates ("Houser Bros.").

8           7.       A true and correct copy of my notary book for February 25, 2021, is attached as  
9 **Exhibit 1.**

10          8.       According to my records, on February 25, 2021, I notarized an Affidavit of Death and  
11 a Transfer Grant Deed for Jamie Lynn Gallian ("Ms. Gallian").

12          9.       A true and correct copy of an "Affidavit of Death" that I notarized for Ms. Gallian  
13 on February 25, 2021, is attached as **Exhibit 2.** I wrote on the first page of this document "See  
14 Attached Acknowledgment."

15          10.      A true and correct copy of an "Affidavit, Death of Grantor of Interfamily Transfer  
16 Grant Deed" that I notarized for Ms. Gallian on February 25, 2021, is attached as **Exhibit 3.** I wrote  
17 on the first page of this document "See Attached Acknowledgement."

18          11.      I have been provided a copy of a California Department of Housing and Community  
19 Development ("HCD") document that contains my acknowledgment signature in two places. A true  
20 and correct copy of the HCD document provided to me is attached as **Exhibit 4.** I did not, however,  
21 notarize this document.

22               I declare under penalty of perjury that the foregoing is true and correct. Executed on  
23 June 20, 2022.

24

25

26

27

28

  
GREG BUYSMAN

**EXHIBIT 1**

47	Date and Time of Notarization	Kind/Type of Notarization/Certificate	Address Where Notarization Performed	Document Kind/Type and Date	Name and Address of Signer	Identification of Signer
1	2/29/21 2:04 PM	NR	5942	[Redacted]	[Redacted]	Carol Ann [Redacted]
2	2/25/21 1:54 PM	1	4	[Redacted]	[Redacted]	[Redacted]
3	11	1	1	[Redacted]	4	1
4	4	4	4	[Redacted]	4	4
5	2/24/21 12:44 PM	4	4	Date of Document: 2/25/21 Adm. Seal Sandy end	Sandy Lynn Gallie 4476 Kidoport Dr And Bk 99 926 49	SA [Redacted]
6	2/24/21 12:44 PM	4	4	Date of Document: 2/24/21 Seal	[Redacted]	11
7	2/24/21 12:44 PM	4	4	[Redacted]	[Redacted]	[Redacted]
8	2/24/21 1:05 PM	4	4	[Redacted]	[Redacted]	[Redacted]

☐ Personally Known by the Notary  
☐ ID Cards - Describe each card below  
☐ Credible Witnesses - Include signature of each witness

☐ Personally Known by the Notary  
☐ ID Cards - Describe each card below  
☐ Credible Witnesses - Include signature of each witness




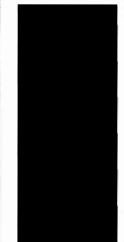








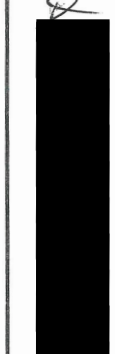



☐ Personally Known by the Notary  
☐ ID Cards - Describe each card below  
☐ Credible Witnesses - Include signature of each witness

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☐ ID Cards - Describe each card below  
☐ Credible Witnesses - Include signature of each witness



Identification of Signer	Additional Information	Notary Fee	Signature of Signer	Right Thumbprint of Signer
<input type="checkbox"/> Personally Known by the Notary <input type="checkbox"/> ID Cards - Describe each card below <input type="checkbox"/> Credible Witnesses - Include signature of each witness CPOC Om	Page 11	15.00		
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<input type="checkbox"/> Personally Known by the Notary <input type="checkbox"/> ID Cards - Describe each card below <input type="checkbox"/> Credible Witnesses - Include signature of each witness		15.00		
<input type="checkbox"/> Personally Known by the Notary <input type="checkbox"/> ID Cards - Describe each card below <input type="checkbox"/> Credible Witnesses - Include signature of each witness		15.00		

**EXHIBIT 2**

Electronically Filed by Superior Court of California, County of Orange, 05/12/2021 08:44:00 AM.  
30-2017-00915711-PR-LA-CJC - ROA # 141 - DAVID H. YAMASAKI, Clerk of the Court By e Clerk, Deputy Clerk.

Recording at the request of:

JAMIE LYNN GALLIAN  
16222 MONTEREY LANE #376  
HUNTINGTON BEACH, CA 92649  
714-321-3449

This space for recorder's use only

AFFIDAVIT OF DEATH

CHARLES JAMES BRADLEY, JR. Date of Death 06/18/2000

Affiant's Name: JAMIE LYNN GALLIAN

The affiant, JAMIE LYNN GALLIAN, first being sworn, deposes and says: I am fully capacitated at this present time to give sworn written testimony, and hereby acknowledge the following to be true. I am over the age of 18 years and I am currently a resident within the State of California, County of Orange. I say, I am the only daughter of the decedent Charles James Bradley, Jr. and named executor in that certain Will of the Decedent of Charles J. Bradley, Jr.

I stand by all facts herein stated within this written instrument to be true. The following testimony is an accurate account, both true and correct, of my personal knowledge.

I, JAMIE LYNN GALLIAN, the affiant, testify under oath to the following written statement: That the decedent CHARLES JAMES BRADLEY, JR. born September 13, 1935, died on June 18, 2000, State of Montana. A true and correct copy of Decedent Charles J. Bradley, Jr. Certificate of Death, Montana, State File No. 8446 is attached, herein.

That Sandra L. Bradley transferred community property conveyed to said GRANTEE by the Decedent, GRANTOR, Charles J. Bradley, Jr. and knowingly and willfully filed a fraudulent Quitclaim Deed on October 24, 2001, Document No. 20010753606, at the Clerk Recorders Office, County of Orange California, without authority of the Grantee.

Notice is hereby given said Document No. 20010753606, attached herein, is VOID. *See Attachments*

Dated this 25 day of February 2021

Sworn (or affirmed) before me at

Signature of Affiant

Signature of Notary

*See Attached Affidavit*

### ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

On 2/25/21 before me, Greg Buysman, Notary Public  
(insert name and title of the officer)

personally appeared Denise Lynn Collins  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Greg Buysman (Seal)



FORM V.S. 3 (1988 revision)		MONTANA CERTIFICATE OF DEATH		8446	
Local File Number		State File Number			
1. DECEASED'S NAME (First, Middle, Last) <b>Charles James Bradley Jr.</b>		2. SEX <b>Male</b>		3. DATE OF DEATH (Month, Day, Year) <b>June 18, 2000</b>	
4. RACE—American Indian, Black, White, etc. (Specify) <b>White</b>		5. AGE—Last Birthday (Years, Months, Days) <b>64</b>		6. DATE OF BIRTH (Month, Day, Year) <b>September 13, 1935</b>	
7a. PLACE OF DEATH (Check only one) <input type="checkbox"/> Hospital <input type="checkbox"/> Inpatient <input type="checkbox"/> ERI/Outpatient <input type="checkbox"/> D.O.A. <input type="checkbox"/> Other <input type="checkbox"/> Nursing Home <input type="checkbox"/> Residence <input checked="" type="checkbox"/> Other (Specify) <b>Hwy #278</b>		7b. COUNTY OF DEATH <b>Beaverhead</b>		7c. CITY, TOWN, OR LOCATION OF DEATH <b>Near Jackson</b>	
8. BIRTHPLACE (City and State or Foreign Country) <b>Worthington, Minn.</b>		9. MARITAL STATUS <input type="checkbox"/> Never Married <input type="checkbox"/> Widowed <input checked="" type="checkbox"/> Married <input type="checkbox"/> Divorced		10. SURVIVING SPOUSE (If wife, give maiden surname) <b>Sandra L. Smith</b>	
11. SOCIAL SECURITY NUMBER <b>567-44-2643</b>		12. DECEASED'S USUAL OCCUPATION (Give kind of work done during most of working life. Do not use retired) <b>Management</b>		13. WAS DECEASED EVER IN U.S. ARMED FORCES? (Yes or no) <b>No</b>	
14a. RESIDENCE—STATE <b>California</b>		14b. COUNTY <b>Orange</b>		14c. CITY, TOWN, OR LOCATION <b>Coto de Casa</b>	
14d. STREET NUMBER <b>9 Rae's Creek Lane</b>		15. INSIDE CITY LIMITS? (Yes or no) <b>Yes</b>		16. DECEASED'S EDUCATION (Specify only highest grade completed) Elementary/Secondary (0-12) <input type="checkbox"/> College (1-4 or 5+) <input checked="" type="checkbox"/> <b>College</b>	
17. FATHER'S NAME (First, Middle, Last) <b>Charles James Bradley</b>		18. MOTHER'S NAME (First, Middle, Maiden Surname) <b>Bernice Stone</b>			
19a. INFORMANT'S NAME (Type or Print) <b>Sandra L. Bradley</b>		19b. MAILING ADDRESS (Street and Number or Rural Route Number, City or Town, State, Zip Code) <b>9 Rae's Creek Lane - Coto de Casa, CA 92679</b>			
20a. METHOD OF DISPOSITION <input type="checkbox"/> Burial <input checked="" type="checkbox"/> Cremation <input type="checkbox"/> Removal from State <b>Butte Crematory Inc</b>		20b. PLACE OF DISPOSITION (Name of cemetery, crematory, or other place) <b>Butte, Montana</b>		20c. LOCATION—City or Town, State <b>Butte, Montana</b>	
21a. SIGNATURE OF FUNERAL SERVICE LICENSEE OR OTHER PERSON IN CHARGE OF DISPOSITION <i>[Signature]</i>		21b. MONTANA LICENSE NUMBER (of Licensee) <b>#381</b>		22. NAME AND ADDRESS OF Funeral Home <b>Brundage Funeral Home Inc. 300 South Atlantic Dillon, Montana 59725</b>	
23. PART I. Enter the diseases, injuries, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or heart failure. List only one cause on each line. (See Instructions on other side)					
IMMEDIATE CAUSE (Final disease or condition resulting in death)		a. <b>crushing injuries to the head &amp; thoracic</b>		sudden	
Sequentially list conditions if any, leading to immediate cause. Enter Underlying Cause (Disease or injury that initiated events resulting in death) Last		b. DUE TO (OR AS A CONSEQUENCE OF)			
		c. DUE TO (OR AS A CONSEQUENCE OF)			
PART II. Other significant conditions contributing to death but not resulting in the underlying cause given in Part I <b>not wearing seat belt</b>		24a. WAS AN AUTOPSY PERFORMED? (Yes or no) <b>no</b>		24b. WERE AUTOPSY FINDINGS AVAILABLE PRIOR TO COMPLETION OF CAUSE OF DEATH? (Yes or no)	
		25. WAS CASE REFERRED TO CORONER? (Yes or no) <b>yes</b>			
26. MANNER OF DEATH <input type="checkbox"/> Natural <input type="checkbox"/> Pending Investigation <input checked="" type="checkbox"/> Accident <input type="checkbox"/> Could not be Determined <input type="checkbox"/> Suicide <input type="checkbox"/> Homicide		DATE OF INJURY (Month, Day, Year) <b>27-6/18/00</b>		TIME OF INJURY (Yes or no) <b>8:30 a M</b>	
27a. PLACE OF INJURY—At home, farm, street, factory, office, building, etc. (Specify) <b>Hwy</b>		27b. INJURY AT WORK? (Yes or no) <b>no</b>		27c. DESCRIBE HOW INJURY OCCURRED <b>thrown from auto</b>	
		27d. LOCATION (Street and Number or Rural Route Number, City or Town, State) <b>#278 near Jackson</b>			
28a. TO BE COMPLETED BY CERTIFYING PHYSICIAN ONLY. To the best of my knowledge, death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title) <b>Kenneth W. Brunkhorst - 300 South Atlantic - Dillon, Montana 59725</b>			29a. TO BE COMPLETED BY CORONER ONLY. On the basis of examination and/or investigation in my opinion death occurred at the time, date and place and due to the cause(s) and manner stated. (Signature and Title) <b>Coroner</b>		
DATE SIGNED (Month, Day, Year) <b>June 20, 2000</b>		HOUR OF DEATH <b>app 8:30a</b>		DATE SIGNED (Month, Day, Year) <b>June 18, 2000</b>	
NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER (Type or Print) <b>Kenneth W. Brunkhorst - 300 South Atlantic - Dillon, Montana 59725</b>		DATE PRONOUNCED DEAD (Month, Day, Year) <b>June 18, 2000</b>		PRONOUNCED DEAD (Hour) <b>app 10:00a</b>	
30. LOCAL REGISTRAR'S SIGNATURE <i>[Signature]</i>		DATE FILED (Month, Day, Year) <b>June 26, 2000</b>			

STATE OF MONTANA ] ss  
County of Beaverhead ]

I hereby certify that the instrument to which  
this certificate is annexed, is a true, complete  
and correct copy of the original on file in my  
office. Witness my hand and seal of office

June 26, 2020

James M. Harkness

County Clerk and Recorder

By Michael J. Harkness  
Deputy

16

RECORDING REQUESTED BY:

Mrs. Sandra L. Bradley  
9 Rae's Creek Lane  
Coto de Caza, CA 92679

Recorded in Official Records, County of Orange  
Gary Granville, Clerk-Recorder



20010753606 03:36pm 10/24/01

114 16 D10 2  
0.00 0.00 0.00 0.00 2.00 0.00 0.00 0.00

WHEN RECORDED RETURN TO:  
same as above

MAIL TAX STATEMENTS TO:  
same as above

(space above this line for recorder's use)

A.P.N.# 778 201-17

QUITCLAIM DEED

The undersigned quitclaimant declares: Documentary transfer tax is NONE.  
No consideration given - Change in formal title only.  
FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Sandra L. Bradley, AS HER SOLE AND SEPARATE PROPERTY does hereby REMISE, RELEASE AND  
FOREVER QUITCLAIM to Sandra L. Bradley trustee of the SANDRA L. BRADLEY TRUST dated  
October 17, 2001 the real property in the City of (UNINCORPORATED AREA), County of  
ORANGE commonly known as 9 Rae's Creek Lane, Coto de Caza, CA 92679. Legal Description  
is attached hereto and made a part hereof as Exhibit "A".

1T  
2F  
3N  
1CF

This conveyance is pursuant to Rev. & Tax Code Section 62(d)(2), does not constitute a  
change in ownership and does not subject the property to reassessment.

Dated: 10/17/01

SANDRA L. BRADLEY

STATE OF CALIFORNIA )

) ss.

COUNTY OF ORANGE )

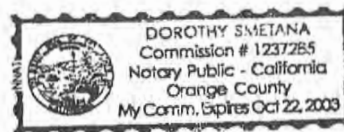
On 10-17-01, before me, the undersigned, a Notary Public in and for  
said State, personally appeared

SANDRA L. BRADLEY

Personally known to me (or proved to me on the basis of satisfactory evidence) to be  
the person who executed the within instrument and acknowledged to me that said persons  
executed the same in her authorized capacity, and that by her signature on the  
instrument the person, or the entity upon behalf of which the person acted, executed  
the instrument.

WITNESS my hand and official seal.

DEED BRADLEY honu



Document Number: 20010753606 Page: 1 of 2



LOTS 9-20 TRACT 15161

EXHIBIT "A"

ALL THAT CERTAIN LAND SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF ORANGE, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 17 OF TRACT NO. 15161, AS SHOWN ON A MAP RECORDED IN BOOK 732, PAGES 45 TO 49 INCLUSIVE, OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM ONE-HALF (1/2) OF ALL RIGHTS TO OIL, GAS, PETROLEUM, HYDROCARBON SUBSTANCES AND OTHER MINERALS AND GASES BELOW A DEPTH OF 500 FEET MEASURED VERTICALLY FROM THE PRESENT SURFACE OF SAID LAND, WITHOUT THE RIGHT OF SURFACE ENTRY AND WITHOUT THE RIGHT OF ENTRY WITHIN SAID 500 FEET, AS RESERVED BY ERNEST A. BRYANT, JR., AND JUDITH TILT BRYANT, HUSBAND AND WIFE, IN THE DEED RECORDED SEPTEMBER 24, 1963 IN BOOK 6729, PAGE 443 OF OFFICIAL RECORDS.

ALSO EXCEPTING ALL WATER RIGHTS OR INTERESTS IN WATER RIGHTS THAT MAY BE WITHIN, UNDER OR ON THE PROPERTY, WHETHER SUCH WATER RIGHTS ARE RIPARIAN, OVERLYING, APPROPRIATIVE, PERCOLATING, PRESCRIPTIVE OR CONTRACTUAL; PROVIDED, HOWEVER, THAT THE RESERVATION MADE HEREIN SHALL NOT RESERVE TO OR FOR THE BENEFIT OF GRANTOR ANY RIGHT TO ENTER UPON THE SURFACE OF THE PROPERTY IN THE EXERCISE OF SUCH RIGHTS, TOGETHER WITH THE RIGHT AND POWER TO USE OR UTILIZE ON ANY OTHER PROPERTY OWNED OR LEASED BY GRANTOR ANY AND ALL WATER RIGHTS OR INTERESTS IN WATER RIGHTS NO MATTER HOW ACQUIRED BY GRANTOR, AS RESERVED IN THE DEED FROM COTO DE CAZA LTD., RECORDED NOVEMBER 9, 1995 AS INSTRUMENT NO. 19950500138 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ALL WATER AND WATER RIGHTS, IF ANY, INCLUDED WITHIN SAID TRACT AS DEDICATED TO THE SANTA MARGARITA WATER DISTRICT ON THE MAP OF SAID TRACT.

RESERVING THEREFROM, FOR THE BENEFIT OF GRANTOR AND OTHERS, NON-EXCLUSIVE EASEMENTS FOR ACCESS, INGRESS, EGRESS, ENCROACHMENT, MAINTENANCE, REPAIR, DRAINAGE AND SUPPORT, AS DESCRIBED IN THE RECORDED SUBDIVISION MAP FOR TRACT 15161 AND IN THE MASTER DECLARATION AND THE SUPPLEMENTAL DECLARATION DEFINED BELOW.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR ACCESS, INGRESS, EGRESS, MAINTENANCE, REPAIR, DRAINAGE, ENCROACHMENT AND SUPPORT, ALL AS DESCRIBED IN THE MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS FOR COTO DE CAZA ("MASTER DECLARATION"), RECORDED MARCH 5, 1984 AS INSTRUMENT NO. 84-092424, AND THE NOTICE OF ADDITION OF TERRITORY AND SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS FOR COTO DE CAZA ("SUPPLEMENTAL DECLARATION") RECORDED MAY 7, 1996 AS INSTRUMENT NO. 19960229147 AND RE-RECORDED MAY 14, 1996 AS INSTRUMENT NO. 19960242101 AND RE-RECORDED NOVEMBER 13, 1996 AS INSTRUMENT NO. 19960574009, ALL IN OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

\* \* \* \* \*



RECORDING REQUESTED BY  
Mrs. Sandra L. Bradley  
9 Rae's Creek Lane  
Coto de Caza, CA 92679

Recorded in Official Records, County of Orange  
Gary Granville, Clerk-Recorder

114 16 A09 4  
0.00 0.00 0.00 0.00 6.00 0.00 0.00 0.00

20010753552 03:25pm 10/24/01

WHEN RECORDED MAIL TO  
same as above

Mail Tax Statements to  
same as above

AFFIDAVIT - DEATH OF JOINT TENANT

STATE OF CALIFORNIA,  
County of ORANGE

Sandra L. Bradley, of legal age, being first duly sworn, deposes and says:  
That CHARLES JAMES BRADLEY, the decedent mentioned in the attached certified  
copy of Certificate of Death, is the same person as Charles J. Bradley in that  
certain Grant Deed dated 11-21-96, and executed by R. Lawrence Olin  
& Greg R. Petersen, recorded as Instrument No. 19970061523 on 02/07-97 of  
Official Records of ORANGE County, CA, covering (See Exhibit "A" attached  
hereto and by this reference made a part hereof).

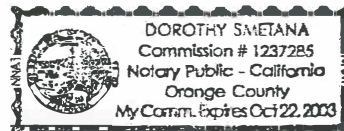
Dated 10/17/01

SANDRA L. BRADLEY

SUBSCRIBED AND SWORN TO before me

this 17 day of October

Signature



LOTS 9-20 TRACT 15161

EXHIBIT "A"

ALL THAT CERTAIN LAND SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF ORANGE, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 17 OF TRACT NO. 15161, AS SHOWN ON A MAP RECORDED IN BOOK 732, PAGES 45 TO 49 INCLUSIVE, OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM ONE-HALF (1/2) OF ALL RIGHTS TO OIL, GAS, PETROLEUM, HYDROCARBON SUBSTANCES AND OTHER MINERALS AND GASES BELOW A DEPTH OF 500 FEET MEASURED VERTICALLY FROM THE PRESENT SURFACE OF SAID LAND, WITHOUT THE RIGHT OF SURFACE ENTRY AND WITHOUT THE RIGHT OF ENTRY WITHIN SAID 500 FEET, AS RESERVED BY ERNEST A. BRYANT, JR., AND JUDITH TILT BRYANT, HUSBAND AND WIFE, IN THE DEED RECORDED SEPTEMBER 24, 1963 IN BOOK 6729, PAGE 443 OF OFFICIAL RECORDS.

ALSO EXCEPTING ALL WATER RIGHTS OR INTERESTS IN WATER RIGHTS THAT MAY BE WITHIN, UNDER OR ON THE PROPERTY, WHETHER SUCH WATER RIGHTS ARE RIPARIAN, OVERLYING, APPROPRIATIVE, PERCOLATING, PRESCRIPTIVE OR CONTRACTUAL; PROVIDED, HOWEVER, THAT THE RESERVATION MADE HEREIN SHALL NOT RESERVE TO OR FOR THE BENEFIT OF GRANTOR ANY RIGHT TO ENTER UPON THE SURFACE OF THE PROPERTY IN THE EXERCISE OF SUCH RIGHTS, TOGETHER WITH THE RIGHT AND POWER TO USE OR UTILIZE ON ANY OTHER PROPERTY OWNED OR LEASED BY GRANTOR ANY AND ALL WATER RIGHTS OR INTERESTS IN WATER RIGHTS NO MATTER HOW ACQUIRED BY GRANTOR, AS RESERVED IN THE DEED FROM COTO DE CAZA LTD., RECORDED NOVEMBER 9, 1995 AS INSTRUMENT NO. 19950500138 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ALL WATER AND WATER RIGHTS, IF ANY, INCLUDED WITHIN SAID TRACT AS DEDICATED TO THE SANTA MARGARITA WATER DISTRICT ON THE MAP OF SAID TRACT.

RESERVING THEREFROM, FOR THE BENEFIT OF GRANTOR AND OTHERS, NON-EXCLUSIVE EASEMENTS FOR ACCESS, INGRESS, EGRESS, ENCROACHMENT, MAINTENANCE, REPAIR, DRAINAGE AND SUPPORT, AS DESCRIBED IN THE RECORDED SUBDIVISION MAP FOR TRACT 15161 AND IN THE MASTER DECLARATION AND THE SUPPLEMENTAL DECLARATION DEFINED BELOW.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR ACCESS, INGRESS, EGRESS, MAINTENANCE, REPAIR, DRAINAGE, ENCROACHMENT AND SUPPORT, ALL AS DESCRIBED IN THE MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS FOR COTO DE CAZA ("MASTER DECLARATION"), RECORDED MARCH 5, 1984 AS INSTRUMENT NO. 84-092424, AND THE NOTICE OF ADDITION OF TERRITORY AND SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS FOR COTO DE CAZA ("SUPPLEMENTAL DECLARATION") RECORDED MAY 7, 1996 AS INSTRUMENT NO. 19960229147 AND RE-RECORDED MAY 14, 1996 AS INSTRUMENT NO. 19960242101 AND RE-RECORDED NOVEMBER 13, 1996 AS INSTRUMENT NO. 19960574009, ALL IN OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

\* \* \* \* \*

FORM V.S. 3 (1996 revision) **34** **MONTANA**  
**CERTIFICATE OF DEATH** **8446**

Local File Number State File Number

1. DECEDENT'S NAME (First, Middle, Last) <b>Charles James Bradley Jr.</b>		2. SEX <b>Male</b>	3. DATE OF DEATH (Month, Day, Year) <b>June 18, 2000</b>
4. RACE—American Indian, Black, White, etc. (Specify) <b>White</b>	5a. AGE—Last Birthday (Years) <b>64</b>	5b. UNDER 1 YEAR Month, Day, Year <b>5b</b>	5c. UNDER 1 DAY Month, Day, Year <b>5c</b>
6. DATE OF BIRTH (Month, Day, Year) <b>September 13, 1935</b>		7a. COUNTY OF DEATH <b>Beaverhead</b>	
7b. PLACE OF DEATH (Check only one) HOSPITAL <input type="checkbox"/> Inpatient <input type="checkbox"/> Outpatient <input type="checkbox"/> DOR <input type="checkbox"/> OTHER <input type="checkbox"/> Nursing Home <input type="checkbox"/> Residence <input checked="" type="checkbox"/> Other (Specify) FACILITY NAME (If not institution, give street and number) <b>Hwy #278</b>			
7c. CITY, TOWN, OR LOCATION OF DEATH <b>Near Jackson</b>		7d. SURVIVING SPOUSE (If wife, give maiden surname) <b>Sandra L. Smith</b>	
8. BIRTHPLACE (City and State or Foreign Country) <b>Worthington, Minn.</b>		9. MARITAL STATUS <input type="checkbox"/> Never Married <input type="checkbox"/> Widowed <input checked="" type="checkbox"/> Married <input type="checkbox"/> Divorced	
10. SOCIAL SECURITY NUMBER <b>567-44-2643</b>		11. DECEDENT'S USUAL OCCUPATION (Give kind of work done during most of working life. Do not list retired) <b>Management</b>	
12. KIND OF BUSINESS/INDUSTRY <b>Construction engineering</b>		13. WAS DECEDENT EVER IN U.S. ARMED FORCES? (Yes or no) <b>No</b>	
14a. RESIDENCE—STATE <b>California</b>		14b. COUNTY <b>Orange</b>	
14c. CITY, TOWN, OR LOCATION <b>Coto de Casa</b>		14d. STREET NUMBER <b>9 Rae's Creek Lane</b>	
15a. INSIDE CITY LIMITS? (Yes or no) <b>Yes</b>		15b. ZIP CODE <b>92679</b>	
15c. ANCESTRY—Mexican, Puerto Rican, Cuban, African, English, Irish, German, Hispanic, etc. (Specify) <b>English</b>		16. DECEDENT'S EDUCATION (Specify only highest grade completed) Elementary (1-4 or 5-8) <input type="checkbox"/> Secondary (9-12) <input type="checkbox"/> College (13-16) <input checked="" type="checkbox"/> College <input type="checkbox"/>	
17. FATHER'S NAME (First, Middle, Last) <b>Charles James Bradley</b>		18. MOTHER'S NAME (First, Middle, Last) <b>Bernice Stone</b>	
19a. INFORMANT'S NAME (Type/Print) <b>Sandra L. Bradley</b>		19b. MAILING ADDRESS (Street and Number or Rural Route Number, City or Town, State, Zip Code) <b>9 Rae's Creek Lane - Coto de Casa, CA 92679</b>	
20a. METHOD OF DISPOSITION <input type="checkbox"/> Burial <input checked="" type="checkbox"/> Cremation <input type="checkbox"/> Removal from State <input type="checkbox"/> Other (Specify) <b>Butte Crematory Inc</b>		20b. PLACE OF DISPOSITION (Name of cemetery, crematory, or other place) <b>Butte, Montana</b>	
21a. SIGNATURE OF FUNERAL SERVICE LICENSEE OR OTHER PERSON IN CHARGE OF DISPOSITION <i>[Signature]</i>		21b. MONTANA LICENSE NUMBER (of Licensee) <b>#381</b>	
21c. NAME AND ADDRESS of Funeral Home <b>Funeral home Brundage Home Inc. 300 South Atlantic Dillon, Montana 59725</b>		22. APPROXIMATE INTERVAL Between Onset and Death <b>sudden</b>	
23. PART I. Enter the diseases, injuries, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or heart failure. (List only one cause on each line. (See instructions on other side)) IMMEDIATE CAUSE (Final disease or condition resulting in death) <b>a. crushing injuries to the head &amp; thoracic</b> DUE TO (OR AS A CONSEQUENCE OF) Sequentially list conditions if any, leading to immediate cause. Enter Underlying Cause (Disease or injury that initiated events resulting in death) Last <b>b. DUE TO (OR AS A CONSEQUENCE OF)</b> <b>c. DUE TO (OR AS A CONSEQUENCE OF)</b> <b>d. DUE TO (OR AS A CONSEQUENCE OF)</b>			
24. PART II. Other significant conditions contributing to death but not resulting in the underlying cause given in Part I <b>not wearing seat belt</b>			
25a. WAS AN AUTOPSY PERFORMED? (Yes or no) <b>no</b>		25b. WERE AUTOPSY FINDINGS AVAILABLE PRIOR TO COMPLETION OF CAUSE OF DEATH? (Yes or no) <b>yes</b>	
26. MANNER OF DEATH <input type="checkbox"/> Natural <input type="checkbox"/> Pending Investigation <input checked="" type="checkbox"/> Accident <input type="checkbox"/> Could not be Determined <input type="checkbox"/> Suicide <input type="checkbox"/> Homicide		27. DATE OF INJURY (Month, Day, Year) <b>6/18/00</b>	
28. TIME OF INJURY <b>8:30 a.m.</b>		29. INJURY AT WORK? (Yes or no) <b>no</b>	
30. PLACE OF INJURY—At home, farm, street, factory, office, building, etc. (Specify) <b>Hwy</b>		31. DESCRIBE HOW INJURY OCCURRED <b>thrown from auto</b>	
32. LOCATION (Street and Number or Rural Route Number, City or Town, State) <b>#278 near Jackson</b>		33. TO BE COMPLETED BY CORONER ONLY. On the basis of examination and/or investigation in my opinion death occurred at the time, date and place and due to the cause(s) and manner as stated. <i>[Signature]</i> <b>Coroner</b>	
34. (Signature and Title) <b>Kenneth W. Brunkhorst</b>		35. DATE SIGNED (Month, Day, Year) <b>June 20, 2000</b>	
36. NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER (Type or Print) <b>Kenneth W. Brunkhorst</b>		37. DATE PRONOUNCED DEAD (Month, Day, Year) <b>June 18, 2000</b>	
38. NAME AND ADDRESS OF CERTIFIER (PHYSICIAN OR CORONER) (Type or Print) <b>Kenneth W. Brunkhorst - 300 South Atlantic - Dillon, Montana 59725</b>		39. HOUR OF DEATH <b>8:30a</b>	
40. LOCAL REGISTRAR'S SIGNATURE <i>[Signature]</i>		41. DATE FILED (Month, Day, Year) <b>June 26, 2000</b>	

STATE OF MONTANA ] ss  
County of Beaverhead ]  
I hereby certify that the instrument to which  
this certificate is annexed, is a true, complete  
and correct copy of the original on file in my  
office. Witness my hand and seal of office  
June 26, 2000  
Donna M. DeHaven  
County Clerk and Recorder  
By Justin J. DeHaven  
Deputy

Document Number: 20010753552 Page: 4 of 4

Order No. 9645696 -BH  
Escrow No. 1949-JM  
RECORDING REQUESTED BY  
FIRST AMERICAN TITLE INS.  
WHEN RECORDED MAIL TO:

Sandra L. Bradley  
9 Rae's Creek Lane  
Coto de Caza Ca 92679

Recorded in the County of Orange, California  
Gary L. Granville, Clerk/Recorder  
16.00  
19970061523 04:30PM 02/07/97  
004 17002363 17 17  
002 4 55 539.00 7.00 9.00 0.00 0.00 0.00 0.00  
0.00 0.00

THE UNDERSIGNED DECLARES:

DOCUMENTARY TRANSFER TAX \$ 539.-

XX Computed on the consideration or value of property conveyed; OR

   Computed on the consideration or value less liens or encumbrances remaining at time of sale.

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

POLYGON GLENEAGLES LIMITED PARTNERSHIP, A WASHINGTON LIMITED PARTNERSHIP

hereby GRANTS to: CHARLES J. BRADLEY AND SANDRA L. BRADLEY, HUSBAND AND WIFE AS COMMUNITY  
PROPERTY

the real property in the City of (UNINCORPORATED AREA), County of ORANGE,  
State of California, described as follows:

(DESCRIPTION) LOT 17 OF TRACT 15161, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A"  
ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

SUBJECT TO:

1. TAXES/ASSESSMENTS. NONDELINQUENT REAL PROPERTY TAXES AND ALL NONDELINQUENT UNPAID  
GENERAL AND SPECIAL ASSESSMENTS;
2. RECORD/SURVEY MATTERS. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, RESERVATIONS,  
DEDICATIONS, RIGHTS AND RIGHTS-OF-WAY OF RECORD, INCLUDING WITHOUT LIMITATION, THE  
MASTER DECLARATION, AND THE SUPPLEMENTAL DECLARATION.
3. GRANTEE ACKNOWLEDGMENT. GRANTEE, BY ACCEPTANCE AND RECORDATION OF THIS DEED,  
EXPRESSLY ACCEPTS, COVENANTS, AND AGREES TO BE BOUND BY AND ASSUME PERFORMANCE OF ALL  
APPLICABLE PROVISIONS SET FORTH HEREIN AND IN THE MASTER DECLARATION AND THE  
SUPPLEMENTAL DECLARATION, WHICH PROVISIONS ARE ACKNOWLEDGED TO BE REASONABLE; AND  
THIS GRANT IS EXPRESSLY SUBJECT TO THE PERFORMANCE OF SUCH PROVISIONS TO BE PERFORMED  
BY GRANTEE THEREUNDER. RESTRICTIONS ON GRANTEE'S USE OF THE PROPERTY ARE SET FORTH IN  
THIS DEED, THE MASTER DECLARATION, THE SUPPLEMENTAL DECLARATION AND THE RECORDED  
SUBDIVISION MAP(S) FOR THE PROPERTY TO WHICH THIS CONVEYANCE IS SPECIFICALLY AND  
EXPRESSLY MADE SUBJECT.

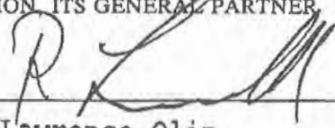
MAIL TAX STATEMENTS TO: Sandra L. Bradley  
9 Rae's Creek Lane  
Coto de Caza Ca 92679

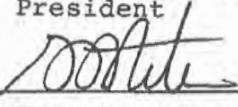


DATED 11-21-96

POLYGON GLENEAGLES LIMITED PARTNERSHIP,  
A WASHINGTON LIMITED PARTNERSHIP

BY: POLYGON COMMUNITIES, INC., A WASHINGTON  
CORPORATION, ITS GENERAL PARTNER

  
BY: R. Lawrence Olin  
ITS: President

  
BY: Greg R. Petersen  
ITS: Vice President

STATE OF CALIFORNIA     )  
                                      )ss.  
COUNTY OF ORANGE     )

On \_\_\_\_\_, before me, the undersigned, a Notary Public in and for said State, personally

appeared \_\_\_\_\_  
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized  
capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the  
person(s) acted, executed the instrument.

WITNESS my hand and official seal.

\_\_\_\_\_  
Notary Public

STATE OF CALIFORNIA  
COUNTY OF ORANGE

SS.

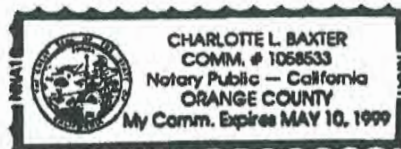
On November 21, 1996, before me, **Charlotte L. Baxter** personally appeared R. Lawrence Olin and Greg R. Petersen

\_\_\_\_\_, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

(This area for official notarial seal)



LOTS 9-20 TRACT 15161

EXHIBIT "A"

ALL THAT CERTAIN LAND SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF ORANGE, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 17 OF TRACT NO. 15161, AS SHOWN ON A MAP RECORDED IN BOOK 732, PAGES 45 TO 49 INCLUSIVE, OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM ONE-HALF (1/2) OF ALL RIGHTS TO OIL, GAS, PETROLEUM, HYDROCARBON SUBSTANCES AND OTHER MINERALS AND GASES BELOW A DEPTH OF 500 FEET MEASURED VERTICALLY FROM THE PRESENT SURFACE OF SAID LAND, WITHOUT THE RIGHT OF SURFACE ENTRY AND WITHOUT THE RIGHT OF ENTRY WITHIN SAID 500 FEET, AS RESERVED BY ERNEST A. BRYANT, JR., AND JUDITH TILT BRYANT, HUSBAND AND WIFE, IN THE DEED RECORDED SEPTEMBER 24, 1963 IN BOOK 6729, PAGE 443 OF OFFICIAL RECORDS.

ALSO EXCEPTING ALL WATER RIGHTS OR INTERESTS IN WATER RIGHTS THAT MAY BE WITHIN, UNDER OR ON THE PROPERTY, WHETHER SUCH WATER RIGHTS ARE RIPARIAN, OVERLYING, APPROPRIATIVE, PERCOLATING, PRESCRIPTIVE OR CONTRACTUAL; PROVIDED, HOWEVER, THAT THE RESERVATION MADE HEREIN SHALL NOT RESERVE TO OR FOR THE BENEFIT OF GRANTOR ANY RIGHT TO ENTER UPON THE SURFACE OF THE PROPERTY IN THE EXERCISE OF SUCH RIGHTS, TOGETHER WITH THE RIGHT AND POWER TO USE OR UTILIZE ON ANY OTHER PROPERTY OWNED OR LEASED BY GRANTOR ANY AND ALL WATER RIGHTS OR INTERESTS IN WATER RIGHTS NO MATTER HOW ACQUIRED BY GRANTOR, AS RESERVED IN THE DEED FROM COTO DE CAZA LTD., RECORDED NOVEMBER 9, 1995 AS INSTRUMENT NO. 19950500138 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ALL WATER AND WATER RIGHTS, IF ANY, INCLUDED WITHIN SAID TRACT AS DEDICATED TO THE SANTA MARGARITA WATER DISTRICT ON THE MAP OF SAID TRACT.

RESERVING THEREFROM, FOR THE BENEFIT OF GRANTOR AND OTHERS, NON-EXCLUSIVE EASEMENTS FOR ACCESS, INGRESS, EGRESS, ENCROACHMENT, MAINTENANCE, REPAIR, DRAINAGE AND SUPPORT, AS DESCRIBED IN THE RECORDED SUBDIVISION MAP FOR TRACT 15161 AND IN THE MASTER DECLARATION AND THE SUPPLEMENTAL DECLARATION DEFINED BELOW.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR ACCESS, INGRESS, EGRESS, MAINTENANCE, REPAIR, DRAINAGE, ENCROACHMENT AND SUPPORT, ALL AS DESCRIBED IN THE MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS FOR COTO DE CAZA ("MASTER DECLARATION"), RECORDED MARCH 5, 1984 AS INSTRUMENT NO. 84-092424, AND THE NOTICE OF ADDITION OF TERRITORY AND SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS FOR COTO DE CAZA ("SUPPLEMENTAL DECLARATION") RECORDED MAY 7, 1996 AS INSTRUMENT NO. 19960229147 AND RE-RECORDED MAY 14, 1996 AS INSTRUMENT NO. 19960242101 AND RE-RECORDED NOVEMBER 13, 1996 AS INSTRUMENT NO. 19960574009, ALL IN OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

\* \* \* \* \*

THIS DOCUMENT IS A COPY OF THE ORIGINAL RECORD AS FILED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, COUNTY OF ORANGE.

RECORDED  
INDEXED  
FILED  
JUL 11 2022  
CLERK OF SUPERIOR COURT  
ORANGE COUNTY, CALIFORNIA







I hereby certify the foregoing instrument consisting of 14 page(s)  
is a true and correct copy of the original on file in this court.

**MAR 16 2022**

ATTEST: (DATE)

DAVID N. YAMASAKI, EXECUTIVE OFFICER AND CLERK OF THE  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF ORANGE

BY

DEPUTY

**BERENICE FUENTES.**

**EXHIBIT 3**

Electronically Filed by Superior Court of California, County of Orange, 05/12/2021 08:55:00 AM.  
30-2017-00915711-PR-LA-CJC - ROA # 143 - DAVID H. YAMASAKI, Clerk of the Court By e Clerk, Deputy Clerk.

RECORDING REQUESTED BY

Jamie Lynn Gallian  
16222 Monterey Ln. #376  
Huntington Beach, CA 92649

THIS SPACE FOR RECORDERS USE ONLY

**AFFIDAVIT, DEATH OF GRANTOR OF INTERFAMILY TRANSFER GRANT DEED**

JAMIE LYNN GALLIAN, BEING OF LEGAL AGE, BEING FIRST SWORN, DEPOSES AND SAYS:

THAT THE DECEDENT, CHARLES JAMES BRADLEY, JR. DIED ON 6-18-2000. THAT THE DECEDENT, CHARLES JAMES BRADLEY, JR. IS THE SAME PERSON AS CHARLES J. BRADLEY, AND CHARLES J. BRADLEY, JR., MENTIONED IN THE ATTACHED CERTIFIED COPY OF CERTIFICATE OF DEATH, MONTANA, STATE FILE NO. 8446.

THAT CHARLES JAMES BRADLEY JR., IS THE SAME PERSON AS CHARLES J. BRADLEY IN THAT RECORDED GRANT DEED DATED 11/21/1996 CHARLES J BRADLEY AND SANDRA L BRADLEY, HUSBAND AND WIFE AS COMMUNITY PROPERTY, EXECUTED BY POLYGON GLENEAGLES LIMITED PARTNERSHIP, BY POLYGON COMMUNITIES, INC., IT'S GENERAL PARTNERS R. LAWRENCE OLIN AND GREG R. PETERSON, RECORDED IN THE COUNTY OF ORANGE, CALIFORNIA, OFFICIAL RECORDS OF THE CLERK RECORDER ON 02/07/1997, AS INSTRUMENT NO. 19970061523. ATTACHED HERETO, EXHIBIT "A" AND MADE A PART HEREIN.


THAT CHARLES JAMES BRADLEY, JR. IS THE SAME PERSON AS CHARLES BRADLEY JR., GRANTOR, THAT CERTAIN UNRECORDED INTERFAMILY TRANSFER GRANT DEED DATED JUNE 9, 1999, EXECUTED BY CHARLES BRADLEY JR.(GRANTOR) HEREIN GRANTS TO JAMIE LYNN GALLIAN (GRANTEE), ONE-HALF OF THE COMMUNITY PROPERTY INTEREST, IN THAT CERTAIN GRANT DEED, RECORDED 02/07/1997, AS INSTRUMENT NO. 19970061523. ATTACHED HERETO, EXHIBIT "B" AND MADE A PART THERETO.

State of California, County of Orange.

On \_\_\_\_\_, before me \_\_\_\_\_, a Notary Public in and for the State of California, personally appeared, JAMIE LYNN GALLIAN, personally known to me or proved to me on the basis of satisfactory evidence to the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

Witness my hand and official seal

Signature \_\_\_\_\_  
Notary Public in and for the State of California

  
JAMIE LYNN GALLIAN

Dated this 25<sup>th</sup> day of February  
2021

See Attached Acknowledgment

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

On 2/25/21 before me, Greg Buysman, Notary Public  
(insert name and title of the officer)

personally appeared Janice Lynn Gellian  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Greg Buysman (Seal)



FORM V.S. 3 (1988 revision)

MONTANA  
CERTIFICATE OF DEATH

8446

Local File Number <b>347</b>		State File Number <b>8446</b>	
DECEDENT'S NAME (First) <b>Charles</b>		(Middle) <b>James</b>	(Last) <b>Bradley Jr.</b>
SEX <b>Male</b>		DATE OF DEATH (Month, Day, Year) <b>June 18, 2000</b>	
RACE—American Indian, Black, White, etc. (Specify) <b>White</b>		AGE—Last Birthday (Years) <b>64</b>	DATE OF BIRTH (Month, Day, Year) <b>September 13, 1935</b>
7b. PLACE OF DEATH (Check only one) HOSPITAL <input type="checkbox"/> Inpatient <input type="checkbox"/> Outpatient <input type="checkbox"/> D.O.A. <input type="checkbox"/> OTHER <input type="checkbox"/> Nursing Home <input type="checkbox"/> Residence <input checked="" type="checkbox"/> Other (Specify) <b>Hwy #278</b>		CITY, TOWN, OR LOCATION OF DEATH <b>Near Jackson</b>	
BIRTHPLACE (City and State or Foreign Country) <b>Worthington, Minn.</b>		MARITAL STATUS <input type="checkbox"/> Never Married <input type="checkbox"/> Widowed <input checked="" type="checkbox"/> Married <input type="checkbox"/> Divorced	
SOCIAL SECURITY NUMBER <b>567-44-2643</b>		SURVIVING SPOUSE (If wife, give maiden surname) <b>Sandra L. Smith</b>	
DECEDENT'S USUAL OCCUPATION (Give kind of work done during most of working life. Do not use retired) <b>Management</b>		KIND OF BUSINESS/INDUSTRY <b>Construction engineering</b>	
RESIDENCE—STATE <b>California</b>		COUNTY <b>Orange</b>	CITY, TOWN, OR LOCATION <b>Coto de Caza</b>
INSIDE CITY LIMITS? (Yes or no) <b>Yes</b>		ZIP CODE <b>92679</b>	STREET NUMBER <b>9 Rae's Creek Lane</b>
ANCESTRY—Mexican, Puerto Rican, Cuban, African, English, Irish-German, Hmong, etc. (Specify) <b>English</b>		16. DECEDENT'S EDUCATION (Specify only highest grade completed) Elementary/Secondary (0-12) <input type="checkbox"/> College (1-4 or 5+) <input checked="" type="checkbox"/> <b>College</b>	
FATHER'S NAME (First, Middle, Last) <b>Charles James Bradley</b>		MOTHER'S NAME (First, Middle, Maiden Surname) <b>Bernice Stone</b>	
INFORMANT'S NAME (Type/Print) <b>Sandra L. Bradley</b>		MAILING ADDRESS (Street and Number or Rural Route Number, City or Town, State, Zip Code) <b>9 Rae's Creek Lane - Coto de Caza, CA 92679</b>	
METHOD OF DISPOSITION <input type="checkbox"/> Burial <input checked="" type="checkbox"/> Cremation <input type="checkbox"/> Removal from State <b>Butte Crematory Inc</b>		LOCATION—City or Town, State <b>Butte, Montana</b>	
SIGNATURE OF FUNERAL SERVICE LICENSEE OR OTHER PERSON IN CHARGE OF DISPOSITION 		MONTANA LICENSE NUMBER (of Licensee) <b>#381</b>	
NAME AND ADDRESS OF FUNERAL HOME <b>Brundage Funeral Home Inc. 300 South Atlantic Dillon, Montana 59725</b>			
23. PART I. Enter the diseases, injuries, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or heart failure. List only one cause on each line. (See instructions on other side)  IMMEDIATE CAUSE (Final disease or condition resulting in death)  Sequentially list conditions if any, leading to immediate cause. Enter Underlying Cause (Disease or injury that initiated events resulting in death) Last  a. <b>crushing injuries to the head &amp; thoracic</b> DUE TO (OR AS A CONSEQUENCE OF)  b. <b>thrown from auto</b> DUE TO (OR AS A CONSEQUENCE OF)  c. <b>not wearing seat belt</b> DUE TO (OR AS A CONSEQUENCE OF)  d. <b>not wearing seat belt</b>		Approximate Interval Between Onset and Death. <b>sudden</b>	
PART II. Other significant conditions contributing to death but not resulting in the underlying cause given in Part I <b>not wearing seat belt</b>		24a. WAS AN AUTOPSY PERFORMED? (Yes or no) <b>no</b> 24b. WERE AUTOPSY FINDINGS AVAILABLE PRIOR TO COMPLETION OF CAUSE OF DEATH? (Yes or no) <b>yes</b>	
25. MANNER OF DEATH <input type="checkbox"/> Natural <input checked="" type="checkbox"/> Pending Investigation <input type="checkbox"/> Accident <input type="checkbox"/> Could not be Determined <input type="checkbox"/> Suicide <input type="checkbox"/> Homicide <b>Accident</b>		DATE OF INJURY (Month, Day, Year) <b>27-6/18/00</b> TIME OF INJURY <b>8:30 a M</b> INJURY AT WORK? (Yes or no) <b>no</b> 27a. DESCRIBE HOW INJURY OCCURRED <b>thrown from auto</b> 27b. LOCATION (Street and Number or Rural Route Number, City or Town, State) <b>#278 near Jackson</b>	
28a. TO BE COMPLETED BY CERTIFYING PHYSICIAN ONLY. To the best of my knowledge, death occurred at the time, date and place and due to the cause(s) stated  (Signature and Title) DATE SIGNED (Month, Day, Year) <b>June 20, 2000</b> HOUR OF DEATH <b>8:30a</b>		29a. TO BE COMPLETED BY CORONER ONLY. On the basis of examination and/or investigation in my opinion death occurred at the time, date and place and due to the cause(s) and manner as stated  (Signature and Title) DATE SIGNED (Month, Day, Year) <b>June 18, 2000</b> HOUR OF DEATH <b>8:30a</b>	
NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER (Type or Print) <b>Kenneth W. Brunkhorst - 300 South Atlantic - Dillon, Montana 59725</b>		DATE PRONOUNCED DEAD (Month, Day, Year) <b>June 18, 2000</b>	
NAME AND ADDRESS OF CERTIFIER (PHYSICIAN OR CORONER) (Type or Print) <b>Kenneth W. Brunkhorst - 300 South Atlantic - Dillon, Montana 59725</b>		PRONOUNCED DEAD (Hour) <b>8:30a</b>	
LOCAL REGISTRAR'S SIGNATURE 		DATE FILED (Month, Day, Year) <b>June 26, 2000</b>	

# **EXHIBIT A**

# **EXHIBIT A**

B

Order No. 9645696 -B4  
Escrow No. 1949-JM  
RECORDING REQUESTED BY  
FIRST AMERICAN TITLE INS.  
WHEN RECORDED MAIL TO:

Sandra L. Bradley  
9 Rae's Creek Lane  
Coto de Caza Ca 92679

Recorded in the County of Orange, California  
Gary L. Granville, Clerk/Recorder



16.00

19970061523 04:30PM 02/07/97

004 17002363 17 17  
002 4 55 539.00 7.00 9.00 0.00 0.00 0.00 0.00  
0.00 0.00

**THE UNDERSIGNED DECLARES:**

**DOCUMENTARY TRANSFER TAX \$** 539.-

XX Computed on the consideration or value of property conveyed; OR

   Computed on the consideration or value less liens or encumbrances remaining at time of sale.

17  
48  
30  
T

**GRANT DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**POLYGON GLENEAGLES LIMITED PARTNERSHIP, A WASHINGTON LIMITED PARTNERSHIP**

hereby GRANTS to: CHARLES J. BRADLEY AND SANDRA L. BRADLEY, HUSBAND AND WIFE AS COMMUNITY  
PROPERTY

the real property in the City of (UNINCORPORATED AREA), County of ORANGE,  
State of California, described as follows:

(DESCRIPTION) LOT 17 OF TRACT 15161, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A"  
ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

**SUBJECT TO:**

1. **TAXES/ASSESSMENTS.** NONDELINQUENT REAL PROPERTY TAXES AND ALL NONDELINQUENT UNPAID  
GENERAL AND SPECIAL ASSESSMENTS;

2. **RECORD/SURVEY MATTERS.** COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, RESERVATIONS,  
DEDICATIONS, RIGHTS AND RIGHTS-OF-WAY OF RECORD, INCLUDING WITHOUT LIMITATION, THE  
MASTER DECLARATION, AND THE SUPPLEMENTAL DECLARATION.

3. **GRANTEE ACKNOWLEDGMENT.** GRANTEE, BY ACCEPTANCE AND RECORDATION OF THIS DEED,  
EXPRESSLY ACCEPTS, COVENANTS, AND AGREES TO BE BOUND BY AND ASSUME PERFORMANCE OF ALL  
APPLICABLE PROVISIONS SET FORTH HEREIN AND IN THE MASTER DECLARATION AND THE  
SUPPLEMENTAL DECLARATION, WHICH PROVISIONS ARE ACKNOWLEDGED TO BE REASONABLE; AND  
THIS GRANT IS EXPRESSLY SUBJECT TO THE PERFORMANCE OF SUCH PROVISIONS TO BE PERFORMED  
BY GRANTEE THEREUNDER. RESTRICTIONS ON GRANTEE'S USE OF THE PROPERTY ARE SET FORTH IN  
THIS DEED, THE MASTER DECLARATION, THE SUPPLEMENTAL DECLARATION AND THE RECORDED  
SUBDIVISION MAP(S) FOR THE PROPERTY TO WHICH THIS CONVEYANCE IS SPECIFICALLY AND  
EXPRESSLY MADE SUBJECT.

MAIL TAX STATEMENTS TO:

Sandra L. Bradley  
9 Rae's Creek Lane  
Coto de Caza Ca 92679

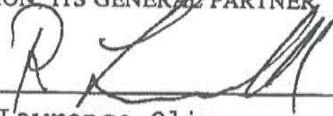


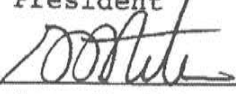
DATED

11-21-96

POLYGON GLENEAGLES LIMITED PARTNERSHIP,  
A WASHINGTON LIMITED PARTNERSHIP

BY: POLYGON COMMUNITIES, INC., A WASHINGTON  
CORPORATION, ITS GENERAL PARTNER

  
BY: R. Lawrence Olin  
ITS: President

  
BY: Greg R. Petersen  
ITS: Vice President

STATE OF CALIFORNIA     )  
                                      )ss.  
COUNTY OF ORANGE     )

On \_\_\_\_\_, before me, the undersigned, a Notary Public in and for said State, personally

appeared \_\_\_\_\_  
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized  
capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the  
person(s) acted, executed the instrument.

WITNESS my hand and official seal.

\_\_\_\_\_  
Notary Public





LOTS 9-20 TRACT 15161

EXHIBIT "A"

ALL THAT CERTAIN LAND SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF ORANGE, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 17 OF TRACT NO. 15161, AS SHOWN ON A MAP RECORDED IN BOOK 732, PAGES 45 TO 49 INCLUSIVE, OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM ONE-HALF (1/2) OF ALL RIGHTS TO OIL, GAS, PETROLEUM, HYDROCARBON SUBSTANCES AND OTHER MINERALS AND GASES BELOW A DEPTH OF 500 FEET MEASURED VERTICALLY FROM THE PRESENT SURFACE OF SAID LAND, WITHOUT THE RIGHT OF SURFACE ENTRY AND WITHOUT THE RIGHT OF ENTRY WITHIN SAID 500 FEET, AS RESERVED BY ERNEST A. BRYANT, JR., AND JUDITH TILT BRYANT, HUSBAND AND WIFE, IN THE DEED RECORDED SEPTEMBER 24, 1963 IN BOOK 6729, PAGE 443 OF OFFICIAL RECORDS.

ALSO EXCEPTING ALL WATER RIGHTS OR INTERESTS IN WATER RIGHTS THAT MAY BE WITHIN, UNDER OR ON THE PROPERTY, WHETHER SUCH WATER RIGHTS ARE RIPARIAN, OVERLYING, APPROPRIATIVE, PERCOLATING, PRESCRIPTIVE OR CONTRACTUAL; PROVIDED, HOWEVER, THAT THE RESERVATION MADE HEREIN SHALL NOT RESERVE TO OR FOR THE BENEFIT OF GRANTOR ANY RIGHT TO ENTER UPON THE SURFACE OF THE PROPERTY IN THE EXERCISE OF SUCH RIGHTS, TOGETHER WITH THE RIGHT AND POWER TO USE OR UTILIZE ON ANY OTHER PROPERTY OWNED OR LEASED BY GRANTOR ANY AND ALL WATER RIGHTS OR INTERESTS IN WATER RIGHTS NO MATTER HOW ACQUIRED BY GRANTOR, AS RESERVED IN THE DEED FROM COTO DE CAZA LTD., RECORDED NOVEMBER 9, 1995 AS INSTRUMENT NO. 19950500138 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ALL WATER AND WATER RIGHTS, IF ANY, INCLUDED WITHIN SAID TRACT AS DEDICATED TO THE SANTA MARGARITA WATER DISTRICT ON THE MAP OF SAID TRACT.

RESERVING THEREFROM, FOR THE BENEFIT OF GRANTOR AND OTHERS, NON-EXCLUSIVE EASEMENTS FOR ACCESS, INGRESS, EGRESS, ENCROACHMENT, MAINTENANCE, REPAIR, DRAINAGE AND SUPPORT, AS DESCRIBED IN THE RECORDED SUBDIVISION MAP FOR TRACT 15161 AND IN THE MASTER DECLARATION AND THE SUPPLEMENTAL DECLARATION DEFINED BELOW.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR ACCESS, INGRESS, EGRESS, MAINTENANCE, REPAIR, DRAINAGE, ENCROACHMENT AND SUPPORT, ALL AS DESCRIBED IN THE MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS FOR COTO DE CAZA ("MASTER DECLARATION"), RECORDED MARCH 5, 1984 AS INSTRUMENT NO. 84-092424, AND THE NOTICE OF ADDITION OF TERRITORY AND SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS FOR COTO DE CAZA ("SUPPLEMENTAL DECLARATION") RECORDED MAY 7, 1996 AS INSTRUMENT NO. 19960229147 AND RE-RECORDED MAY 14, 1996 AS INSTRUMENT NO. 19960242101 AND RE-RECORDED NOVEMBER 13, 1996 AS INSTRUMENT NO. 19960574009, ALL IN OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

\* \* \* \* \*

RECORDING REQUESTED BY  
Mr. C.J. Bradley, Jr.  
3333 Michelson Drive 10th  
Floor  
Irvine, CA 92612

When recorded mail to

Ms.J. Gallian  
837 So. Danbrook Drive  
Anaheim, CA 92804

APN: 778-201-17

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

### INTRA-FAMILY TRANSFER GRANT DEED

GRANTOR declares Documentary transfer tax is NONE

- [ ] Computed on full value of property conveyed, or  
[ ] Computed on full value less value of liens and encumbrances remaining at time of sale.

This transfer is exempt from documentary transfer tax under the provisions of R&T 11911 for the following reason;  
This transfer is a bona fide gift between family members. The GRANTOR received nothing in return Rev & TC §§63.1 (a)  
(1) 63.1 (a)(2).

**FOR NO CONSIDERATION, CHARLES BRADLEY JR. ("the GRANTOR")** with an address of  
9 Rae's Creek Road, Coto de Caza, California 92679, hereby grants and conveys **GRANTORS UNDIVIDED ONE-HALF  
INTEREST**, separate property, by Intra Family Gift Grant Deed to:

**JAMIE LYNN GALLIAN, (the "GRANTEE") a Single Woman, as her sole and separate property**

with an address of 837 So. Danbrook Drive, Anaheim, California 92804, an undivided one-half interest in the  
Grantor's Separate Community Property in that Certain Grant Deed dated 11/21/1996, executed by R Lawrence Olin and  
Greg R Peterson, recorded on 02/07/1997, in Official Records of the Clerk Recorder of said County as Instrument No.  
19970061523, attached hereto and made a part herein, described as follows:

Lot 17 of Tract No. 15161, in the City of Coto de Caza, an unincorporated area of Orange County, California, as  
per map recorded in Miscellaneous Maps, Book 732, Page(s) 45-49, inclusive, in the office of the County Recorder of said  
County. Legal Description Exhibit "A" is made a part herein and is attached hereto.

Dated June 7, 1999

STATE OF CALIFORNIA  
COUNTY OF Orange

SS

On June 9, 1999 before me

Tiffany Diane Koebrick  
a Notary Public in and for said County and State,  
personally appeared

Charles Bradley, Jr.  
personally known to me (or proved to me on the basis of  
satisfactory evidence) to be the person(s) whose name(s)  
is/are subscribed to the within instrument and acknowledged  
to me that he/she/they executed the same in his/her/their  
authorized capacity(ies) and that by his/her/their signature(s)  
on the instrument the person(s), or the entity upon behalf of  
which the person(s) acted executed the instrument

WITNESS my hand and official seal

Signature Tiffany Diane Koebrick

Charles Bradley, Jr.  
CHARLES BRADLEY, JR.





STATE <b>California</b>		CERTIFICATE OF LIVE BIRTH		LOCAL REGISTRATION <b>7055</b>	
FILE NUMBER		STATE OF CALIFORNIA - DEPARTMENT OF PUBLIC HEALTH		DISTRICT AND CENSUS AREA NUMBER <b>060458</b>	
1. NAME OF CHILD - FIRST NAME	<b>Jamie</b>	2. MIDDLE NAME	<b>Lynn</b>	3. LAST NAME	<b>Peters</b>
4. SEX	<b>Female</b>	5. SINGLE OR MARRIED	<b>Single</b>	6. DATE OF BIRTH - MONTH DAY YEAR	<b>November 16, 1962</b>
7. PLACE OF BIRTH - NAME OF HOSPITAL	<b>St. Francis Hospital</b>	8. STREET ADDRESS	<b>5650 Imperial Highway</b>	9. CITY	<b>Los Angeles</b>
10. CITY OR TOWN	<b>Lynwood</b>	11. COUNTY	<b>Los Angeles</b>	12. COLOR OR RACE OF CHILD	<b>White</b>
13. MAIDEN NAME OF MOTHER - FIRST NAME	<b>Peters</b>	14. MIDDLE NAME	<b>Patricia</b>	15. LAST NAME	<b>Rowe</b>
16. AGE OF MOTHER AT TIME OF THIS BIRTH	<b>21</b>	17. BIRTHPLACE - NAME OF CITY OR TOWN	<b>Waukegan, Illinois</b>	18. COLOR OR RACE OF MOTHER	<b>White</b>
19. USUAL RESIDENCE OF MOTHER - STREET ADDRESS	<b>5108 Clara</b>	20. CITY OR TOWN	<b>Cudahy</b>	21. COUNTY	<b>Los Angeles</b>
22. STATE	<b>California</b>	23. NAME OF FATHER - FIRST NAME	<b>Charles</b>	24. MIDDLE NAME	<b>James</b>
25. LAST NAME	<b>Bradley Jr</b>	26. COLOR OR RACE OF FATHER	<b>White</b>	27. PRESENT OR LAST OCCUPATION	<b>Office Support Staff</b>
28. CITY OR TOWN	<b>Worthington, Minnesota</b>	29. COUNTY	<b>Minnesota</b>	30. STATE	<b>Minnesota</b>
31. SIGNATURE OF FATHER	<i>Charles J. Bradley</i>	32. SIGNATURE OF MOTHER	<i>Patricia M. Peters</i>	33. SIGNATURE OF ATTENDANT	<i>Charles J. Bradley</i>
34. DATE OF BIRTH	<b>November 16, 1962</b>	35. DATE OF REGISTRATION	<b>November 29, 1962</b>	36. PLACE OF REGISTRATION	<b>Bell, California</b>

Filed DEC 21 1962 RAY E. LEE, COUNTY RECORDER

LOTS 9-20 TRACT 15161

EXHIBIT "A"

ALL THAT CERTAIN LAND SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF ORANGE, AND IS DESCRIBED AS FOLLOWS:

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NON-EXCLUSIVE EASEMENTS FOR ACCESS, INGRESS, EGRESS, MAINTENANCE, REPAIR, DRAINAGE, ENCROACHMENT AND SUPPORT, ALL AS DESCRIBED IN THE MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS FOR COTO DE CAZA ("MASTER DECLARATION"), RECORDED MARCH 5, 1984 AS INSTRUMENT NO. 84-092424, AND THE NOTICE OF ADDITION OF TERRITORY AND SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS FOR COTO DE CAZA ("SUPPLEMENTAL DECLARATION") RECORDED MAY 7, 1996 AS INSTRUMENT NO. 19960229147 AND RE-RECORDED MAY 14, 1996 AS INSTRUMENT NO. 19960242101 AND RE-RECORDED NOVEMBER 13, 1996 AS INSTRUMENT NO. 19960574009, ALL IN OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

\* \* \* \* \*

POS-050/EFS-050	
ATTORNEY OR PARTY WITHOUT ATTORNEY: STATE BAR NO: NAME: JAMIE LYNN GALLIAN FIRM NAME: STREET ADDRESS: 16222 MONTEREY LANE #376 CITY: HUNTINGTN BEACH STATE: CA ZIP CODE: 92649 TELEPHONE NO.: 714-321-3449 FAX NO.: E-MAIL ADDRESS: JAMIEGALLIAN@GMAIL.COM ATTORNEY FOR (name): IN PRO PER	FOR COURT USE ONLY
SUPERIOR COURT OF CALIFORNIA, COUNTY OF ORNAGE STREET ADDRESS: 700 CIVIC CENTER DRIVE MAILING ADDRESS: CITY AND ZIP CODE: SANTA ANA, CA 92701 BRANCH NAME: CENTRAL JUSTICE CENTER	CASE NUMBER: 30-2017-00915711
PLAINTIFF/PETITIONER: JAMIE LYNN GALLIAN DEFENDANT/RESPONDENT: IN THE ESTATE OF CHARLES BRADLEY	JUDICIAL OFFICER:
PROOF OF ELECTRONIC SERVICE	DEPARTMENT: C08

1. I am at least 18 years old.

a. My residence or business address is (specify):  
5801 SKYLAB HUNTINGTON BEACH, CA 92647

b. My electronic service address is (specify):  
BOBWENTFLYING@YAHOO.COM

2. I electronically served the following documents (exact titles):

PETITION FOR HEIRSHIP AND DECLARATION OF JAMIE LYNN GALLIAN

*Affidavit of Death Final Family Grant Deed*

☐ The documents served are listed in an attachment. (Form POS-050(D)/EFS-050(D) may be used for this purpose.)

3. I electronically served the documents listed in 2 as follows:

a. Name of person served: GIANNA GRUENWALD

On behalf of (name or names of parties represented, if person served is an attorney):  
SANDRA L. BRADLEY, ADMINISTRATOR

b. Electronic service address of person served:  
GIANNA@ROSSLLP.COM

c. On (date):

☐ The documents listed in item 2 were served electronically on the persons and in the manner described in an attachment.  
(Form POS-050(P)/EFS-050(P) may be used for this purpose.)

Date: 5-12-2021

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

ROBERT MCLELLAND

(TYPE OR PRINT NAME OF DECLARANT)

(SIGNATURE OF DECLARANT)

Form Approved for Optional Use  
Judicial Council of California  
POS-050/EFS-050 [Rev. February 1, 2017]

PROOF OF ELECTRONIC SERVICE  
(Proof of Service/Electronic Filing and Service)

Page 1 of 1  
Cal. Rules of Court, rule 2.251  
www.courts.ca.gov

I hereby certify the foregoing instrument consisting of 12 page(s)  
is a true and correct copy of the original on file in this court.

ATTEST: (DATE) **MAR 16 2022**  
DAVID H. YAMASAKI, EXECUTIVE OFFICER AND CLERK OF THE  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF ORANGE

BY BERENICE FUENTES, DEPUTY



**EXHIBIT 4**





DTN: 12313525

Decal: LBM1081

Unit ID: 252606085

Trans Type: R/O Transfer - No Sale

Trans Date: 07/14/2021

Trade Name: CUSTOM VILLA

Serial #: AC7V710394GA, AC7V710394GB

Insignia # PFS1130281, PFS1130282

Status Date: 08/02/2021 User Name: SHAH, KIRAN



STATE OF CALIFORNIA - DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
CERTIFICATE OF TITLE

Manufactured Home

Decal: LBM1081

Manufacturer ID/Name 90002 SKYLINE HOMES INC	Trade Name CUSTOM VILLA	Model		DOM 05/29/2014	DFS 07/28/2014	RY
Serial Number AC7V710394GB AC7V710394GA	Label/Insignia Number PFS1130281 PFS1130282	Weight 22,383 25,068	Length 56' 60'	Width 15' 2" 15' 2"	Issued Feb 24, 2021	

**Addressee**

RONALD J PIERPONT  
16222 MONTEREY LN SPACE 376  
HUNTINGTON BEACH, CA 92649

JUL 14 2021

**Registered Owner(s)**

J-SANDCASTLE CO LLC  
16222 MONTEREY LANE ROOM 376  
HUNTINGTON BEACH, CA 92649

**Situs Address**

16222 MONTEREY LN SPACE 376  
HUNTINGTON BEACH, CA 92649

**Legal Owner(s)**

RONALD J PIERPONT  
JPAD LLC  
Tenants in Common Or  
16222 MONTEREY LN SPACE 376  
HUNTINGTON BEACH, CA 92649  
Lien Perfected On: 08/20/20 11:58:00

12313525

**IMPORTANT**

THE OWNER INFORMATION SHOWN ABOVE MAY NOT REFLECT ALL LIENS RECORDED WITH THE  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AGAINST THE DESCRIBED UNIT. THE  
CURRENT TITLE STATUS OF THE UNIT MAY BE CONFIRMED THROUGH THE DEPARTMENT.

**SECTION A - SMOKE DETECTOR AND WATER HEATER SEISMIC BRACING CERTIFICATION**

California Health and Safety Code (HSC) Sections 18029.6 and 18031.7 require that on the date of transfer of title all used manufactured homes, used mobilehomes, and used multifamily manufactured homes: 1) be equipped with an operable smoke detector in each room designed for sleeping, and 2) all fuel-gas-burning water heater appliances be seismically braced, anchored, or strapped pursuant to existing codes. A declaration may be signed within 45 days prior to the date of transfer of title stating that these requirements have been met.

I/We further agree to indemnify and save harmless the Director of the State of California, Department of Housing and Community Development, and subsequent purchasers of said unit, for any loss they may suffer resulting from registration of the unit in California or from issuance of a California Certificate of Title covering the same. I/We certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on 2/25/2021 at Huntington Beach CALIFORNIA  
J. SANDCASTLE COLLE  
Signature Printed Name

**SECTION B - RELEASING SIGNATURES**

1a. J. SANDCASTLE COLLE J. SANDCASTLE COLLE Date of Release 2/25/2021  
Releasing Signature of Registered Owner

1b. \_\_\_\_\_ Date of Release \_\_\_\_\_  
Releasing Signature of Registered Owner

2. \_\_\_\_\_ ☒ Release ☐ Retain \* ☐ Assign Interest  
Legal Owner of Record (if any) sign and check appropriate box (\* If Assign Interest is checked - Complete New Legal Owner Below)

**SECTION C - NEW OWNER INFORMATION**

**NEW REGISTERED OWNER - Please Print or Type Clearly**

3a. JAMIC LYNN GALLIAN 3c. J. SANDCASTLE COLLE  
New Registered Owners Name New Registered Owners Name  
3b. J. SANDCASTLE COLLE 3d. \_\_\_\_\_  
New Registered Owners Name New Registered Owners Name

If more than one New Owner going onto title, please check the appropriate Co-owner term box.  
☐ Joint Tenants with Right of Survivorship ☐ Tenants In Common OR ☒ Trust/Trustee(s)  
(\* If this box is checked-Complete HCD 476.6B)  
☒ Tenants In Common AND ☐ Community Property ☐ Community Property with Right of Survivorship

4. 16222 Monterey Ln #376 Huntington Beach, CA 92649  
Mailing Address of New Registered Owner City/State Zip Code  
5. 16222 Monterey Ln #376 Huntington Beach, CA 92649  
Actual Location Address of Unit City/State Zip Code

6. 0 2/25/2021  
Purchase Price or check box if Gift ☒ Purchase Date or Transfer Date  
7a. Jamie Lynn Gallian 7c. J. SANDCASTLE COLLE  
Signature of New Registered Owners Signature of New Registered Owners  
7b. J. SANDCASTLE COLLE 7d. J. SANDCASTLE COLLE  
Signature of New Registered Owners Signature of New Registered Owners

**NEW LEGAL OWNER - Please Print or Type Clearly**

8a. J. SANDCASTLE COLLE 8b. \_\_\_\_\_  
New Legal Owners Name New Legal Owners Name  
If more than one New Lender going onto title, please check the appropriate Co-owner term box below.  
☐ Joint Tenants with Right of Survivorship ☐ Tenants In Common OR ☒ Trust/Trustee(s)  
(\* If this box is checked-Complete HCD 476.6B)  
☐ Tenants In Common AND ☐ Community Property ☐ Community Property with Right of Survivorship  
9. 16222 Monterey Ln #376 Huntington Beach, CA 92649  
Mailing Address of New Legal Owner City/State Zip Code

**NEW JUNIOR LIENHOLDER - Please Print or Type Clearly**

10a. \_\_\_\_\_ 10b. \_\_\_\_\_  
New Junior Lienholder Name New Junior Lienholder Name  
11. \_\_\_\_\_  
Mailing Address of New Junior Lienholder City/State Zip Code

**SECTION D - RELEASE OF DEALERS**

12. \_\_\_\_\_  
Signature of Selling Dealer Print Dealers Name and Dealer Number

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of ORANGE)

On 2/25/21 before me, Greg Buysman, Notary Public  
(insert name and title of the officer)

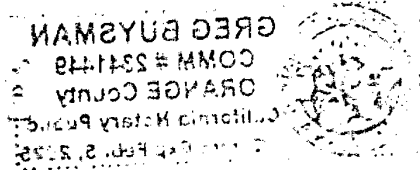
personally appeared Denise Lynn Costigan  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Greg Buysman (Seal)





**STATE OF CALIFORNIA - DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
REGISTRATION CARD**

Manufactured Home

**Decal: LBM1081**

Manufacturer ID/Name	Trade Name	Model	DOM	DFS	RY	Exp. Date
90002 SKYLINE HOMES INC	CUSTOM VILLA		05/29/2014	07/28/2014		
Serial Number	Label/Insignia Number	Weight	Length	Width	Issued	
AC7V710394GB	PFS1130281	22,383	56'	15' 2"	Feb 24, 2021	
AC7V710394GA	PFS1130282	25,068	60'	15' 2"		

**Addressee**

RONALD J PIERPONT  
16222 MONTEREY LN SPACE 376  
HUNTINGTON BEACH, CA 92649



**Registered Owner(s)**

J-SANDCASTLE CO LLC  
16222 MONTEREY LANE ROOM 376  
HUNTINGTON BEACH, CA 92649

**Situs Address**

16222 MONTEREY LN SPACE 376  
HUNTINGTON BEACH, CA 92649

**Legal Owner(s)**

RONALD J PIERPONT  
JPAD LLC  
Tenants in Common Or  
16222 MONTEREY LN SPACE 376  
HUNTINGTON BEACH, CA 92649  
Lien Perfected On: 08/20/20 11:58:00

**LEGAL OWNER COPY  
INFORMATION ONLY**

**IMPORTANT**

**THE OWNER INFORMATION SHOWN ABOVE MAY NOT REFLECT ALL LIENS RECORDED WITH THE  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AGAINST THE DESCRIBED UNIT. THE  
CURRENT TITLE STATUS OF THE UNIT MAY BE CONFIRMED THROUGH THE DEPARTMENT.**

DTN: 12153896

02242021 - 1



**STATE OF CALIFORNIA - DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
REGISTRATION CARD**

Manufactured Home

**Decal: LBM1081**

<b>Manufacturer ID/Name</b> 90002 SKYLINE HOMES INC	<b>Trade Name</b> CUSTOM VILLA	<b>Model</b>	<b>DOM</b> 05/29/2014	<b>DFS</b> 07/28/2014	<b>RY</b>	<b>Exp. Date</b>
<b>Serial Number</b> AC7V710394GB AC7V710394GA	<b>Label/Insignia Number</b> PFS1130281 PFS1130282	<b>Weight</b> 22,383 25,068	<b>Length</b> 56' 60'	<b>Width</b> 15' 2" 15' 2"	<b>Issued</b> Feb 24, 2021	

**Addressee**

J-SANDCASTLE CO LLC  
16222 MONTEREY LANE ROOM 376  
HUNTINGTON BEACH, CA 92649



**Registered Owner(s)**

J-SANDCASTLE CO LLC  
16222 MONTEREY LANE ROOM 376  
HUNTINGTON BEACH, CA 92649

**Situs Address**

16222 MONTEREY LN SPACE 376  
HUNTINGTON BEACH, CA 92649

**Legal Owner(s)**

RONALD J PIERPONT  
JPAD LLC  
Tenants in Common Or  
16222 MONTEREY LN SPACE 376  
HUNTINGTON BEACH, CA 92649  
Lien Perfected On: 08/20/20 11:58:00

\*\*\*\*\*

**ATTENTION OWNER:**

**THIS IS THE REGISTRATION CARD FOR THE  
UNIT DESCRIBED ABOVE. PLEASE KEEP THIS  
CARD IN A SAFE PLACE WITHIN THE UNIT.**

**INSTRUCTIONS FOR RENEWAL:**

**REGISTRATION FOR THIS UNIT EXPIRES ON THE  
DATE INDICATED ABOVE IN THE BOX LABELED  
"Exp. Date". THERE ARE SUBSTANTIAL  
PENALTIES FOR DELINQUENCY. IF YOU DO NOT  
RECEIVE A RENEWAL NOTICE WITHIN 10 DAYS  
PRIOR TO THE EXPIRATION DATE, CONTACT  
H.C.D. FOR RENEWAL INSTRUCTIONS.**

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**IMPORTANT**

**THE OWNER INFORMATION SHOWN ABOVE MAY NOT REFLECT ALL LIENS RECORDED WITH THE  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AGAINST THE DESCRIBED UNIT. THE  
CURRENT TITLE STATUS OF THE UNIT MAY BE CONFIRMED THROUGH THE DEPARTMENT.**

DTN: 12153896

02242021 - 1



STATE OF CALIFORNIA  
BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF CODES AND STANDARDS  
REGISTRATION AND TITLING PROGRAM



**LIEN SATISFIED**

**SECTION I. DESCRIPTION OF UNIT**

This unit is a:

☒ Manufactured Home/Mobilehome ☐ Commercial Modular ☐ Floating Home ☐ Truck Camper

The Decal (License) No.(s) of the unit is: LBM1081

The Trade Name of the unit is: CUSTOM VILLA

The Serial No.(s) of the unit is: AC7V710394GB/AC7V710394GA

**SECTION II. DEBTOR(S) NAME(S)**

Name of Debtor(s): J-SANDCASTLE CO, LLC

**SECTION III. LIENHOLDER'S CERTIFICATION**

This is to certify that our/my lien in the name(s) of the debtor(s) shown above against the described unit has been fully satisfied and has not been assigned to any other party.

I/We certify under penalty of perjury that the foregoing is true and correct.

Print or Type Name of Legal Owner or Jr. Lienholder (Lender):

J-PAD LLC or RONALD J. PIERPONT

Signature of Legal Owner, Jr. Lienholder (Lender) or their Authorized Agent:

Ronald J Pierpont

Date 7/9/2021

Address 16222 MONTEREY LN. #376  
Street Address or P.O. Box

HUNTINGTON BEACH,  
City

CA  
State

92649  
Zip





STATE OF CALIFORNIA  
BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF CODES AND STANDARDS  
REGISTRATION AND TITLING PROGRAM



**STATEMENT OF FACTS**

This unit is a: ☒ Manufactured Home / Mobilehome ☐ Commercial Modular ☐ Floating Home ☐ Truck Camper

Decal (License) No.(s):  
LBM 1081

Trade Name:  
Skyline Custom Villa

Serial No.(s):  
AC7V710394GB/GA

I/We, the undersigned, hereby state:

Jamie Lynn Gallian is the sole registered owner of 2014 home. J-Pad LLC or Robert McLelland is the Legal Owner.

I/We further agree to indemnify and save harmless the Director of the Department of Housing and Community Development, State of California, and subsequent purchasers of said unit, for any loss they may suffer resulting from registration of the above-described unit in California, or from issuance of a California Certificate of Title covering the same.

I/We certify under penalty of perjury that the foregoing is true and correct.

25th of Feb. 2021 Huntington Beach,

CA 92649

Executed on \_\_\_\_\_ at \_\_\_\_\_, \_\_\_\_\_  
Date City State

Signature(s):

A handwritten signature in black ink, appearing to read "Jamie Lynn Gallian".

Printed name(s):

Jamie Lynn Gallian

21742 Anza Avenue

Address \_\_\_\_\_

Torrance

CA 90503

City \_\_\_\_\_ State \_\_\_\_\_



## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

On 2/25/21 before me, Greg Buysman, Notary Public  
(insert name and title of the officer)

personally appeared Danica Lynn Bellie  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Greg Buysman (Seal)







STATE OF CALIFORNIA  
BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF CODES AND STANDARDS  
REGISTRATION AND TITLING PROGRAM



**STATEMENT OF FACTS**

This unit is a: ☒ Manufactured Home / Mobilehome ☐ Commercial Modular ☐ Floating Home ☐ Truck Camper

Decal (License) No.(s):  LBM1081	Trade Name:	Serial No.(s):
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I/We, the undersigned, hereby state:

*I spoke with Jamie Gallian and she states the unit should be registered as Jamie Gallian as sole registered owner. The lien has been satisfied and there is no legal owner at this time. Jamie advised the county and was told there was no need to revise the Tax Clearance certificate.*

I/We further agree to indemnify and save harmless the Director of the Department of Housing and Community Development, State of California, and subsequent purchasers of said unit, for any loss they may suffer resulting from registration of the above-described unit in California, or from issuance of a California Certificate of Title covering the same.

I/We certify under penalty of perjury that the foregoing is true and correct.

Executed on 7/28/21 at Sacramento, CA  
Date City State

Signature(s): <i>Debra M. O'Loughlin</i>	Printed name(s): <i>Debra M O'Loughlin, Program Tech II</i>
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Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_



State of California  
Department of Housing and Community Development  
Division of Codes and Standards  
Registration and Titling Program  
P.O. Box 277820, Sacramento, CA 95827-7820  
(800) 952-8356  
[www.hcd.ca.gov](http://www.hcd.ca.gov)



## MULTI-PURPOSE TRANSFER FORM

PLEASE COMPLETE ONLY THE SECTIONS THAT APPLY AND SIGN BOTTOM OF FORM

### UNIT DESCRIPTION

Decal (License) No.(s): LBM1081 Serial No.(s): AC7V710394GA; AV7V710394GA

### SMOKE DETECTOR AND CARBON MONOXIDE CERTIFICATION

I/We, the undersigned, hereby state that the manufactured home, mobilehome, or multifamily manufactured home described above is equipped with a properly working, operable smoke detector in accordance with California Health and Safety Code Section 18029.6 and a carbon monoxide detector in accordance to California Residential Code Section R315.

☒ YES ☐ NO

### PARK PURCHASE FEE EXEMPTION

The registered owner of the above-described manufactured home/mobilehome that is located on private property owned by the registered owner is exempt from payment of the \$5 Park Purchase Fund (PPF) fee (Health and Safety Code Section 18114.1). If you feel you qualify for the exemption, complete the following questions:

- Do you (the registered owner) own your manufactured home/mobilehome? ☒ YES ☐ NO
- Do you (the registered owner) own the land your manufactured home/mobilehome is located on? ☐ YES ☒ NO


### DESIGNATION OF CO-OWNER TERM

We request the Department of Housing and Community Development to register our ownership interest in the unit described above with the following co-owner term: **(READ CAREFULLY AND CHECK ONE BOX.)**

- ☐ **JTRS (Joint Tenants with Right of Survivorship):** Upon the death of a joint tenant, the interest of the deceased party passes to the surviving joint tenant. The signature of each joint tenant is required to transfer or encumber the title.
- ☒ **TENCOM AND (Tenants in Common with the names joined by the word AND):** Each tenant in common may transfer his or her individual interest without the signature of the other tenant(s) in common. The signature of each tenant in common is required to transfer full interest in the unit to a new registered owner or to encumber the title.
- ☐ **TENCOM OR (Tenants in Common with the names joined by the word OR):** Any one of the tenants in common may transfer full ownership interest in the unit to a new registered owner without the signature of the other tenant(s) in common. The signature of each tenant in common is required to encumber the title.
- ☐ **COMPRO (Community Property):** A unit may be registered as community property in the names of a husband and wife. The signature of each spouse is required to transfer full interest in the unit or encumber the title.
- ☐ **COMPRORS (Community Property with Right of Survivorship):** A unit may be registered as community property in the names of a husband and wife. At the death of one spouse, the decedent's community property interest passes to the surviving spouse without administration. The signature of each spouse is required to transfer full interest in the unit or encumber the title.

I/We further agree to indemnify and save harmless the Director of the State of California, Department of Housing and Community Development, and subsequent purchasers of said unit, for any loss they may suffer resulting from registration of the above described unit in California, or from, issuance of a California Certificate of Title covering the same.

I/We certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on 02/25/2021 at HUNTINGTON BEACH, CALIFORNIA COUNTY OF ORANGE  
 Date 02/25/2021 City J-SANDCASTLE CO LLC, JAMIE LYNN GALLIAN, State IT'S MEMBER  
Signature \_\_\_\_\_ Signature \_\_\_\_\_  
PHONE #: (714) 321-3449 E-MAIL ADDRESS: jamiegallian@gmail.com



Decal (License) No.(s): LBM1081

Serial No.(s): AC7V710394GA; AC7V710394GA

**DECLARATION OF INSTALLATION OF WATER HEATER SEISMIC BRACING**

I/We the undersigned hereby state that all fuel gas-burning water heater appliances in the manufactured home, mobilehome, or multifamily manufactured housing described above are seismically braced, anchored, or strapped in accordance with Health and Safety Code Section 18031.7 and Part 5 of Title 24 of the California Code of Regulations.

☒ YES ☐ NO ☐ Electric water heater is installed per manufacturer's instructions.

**SIGNATURE ON FRONT SIDE IS CERTIFICATION FOR THIS SECTION**

**REASON FOR USE TAX AND/OR MOBILEHOME RECOVERY FUND FEE EXEMPTION**

Check appropriate box(es):

☒ The above-described unit was a gift. All rights and interest of ownership were transferred without exchange or money or other valuable consideration.

☒ The above-described unit has been acquired from: J-SANDCASTLE CO LLC, JAMIE LYNN GALLIAN, ITS MEMBER  
*parents, spouse, grandparent(s), grandchild, child, brother(s)\*, sister(s)\**

☒ The name of a CO-OWNER is being ☒ ADDED ☐ DELETED to the record.  
*show relationship*

☐ The above-described unit was received as the result of an inheritance.

☐ Transfer of the above-described unit is being made pursuant to a court order.

☐ The transfer of the unit is being made to a revocable trust which (1) the seller has an unrestricted power to revoke the trust, (2) the transfer does not result in any change in the beneficial ownership of the property, (3) the trust provides that upon revocation of the trust the property will revert wholly to the seller, and (4) the only consideration for the transfer is the assumption by the trust of an existing loan for which the tangible personal property being transferred is the sole collateral for the assumed loan.

\*NOTE: A sale between brother(s) or sister(s) is subject to use tax unless both are minors. If minors, check here: ☐

**SIGNATURE ON FRONT SIDE IS CERTIFICATION FOR THIS SECTION**

**DESIGNATION OF TRUST**

I/We, the undersigned trustee(s), hereby state that the unit described above has been placed into a trust. This Declaration of Trust is dated \_\_\_\_\_.

In compliance with Section 18080.1(b) of the California Health and Safety Code, I/we as trustee(s) hereby request the unit described above be registered as shown below. I/We acknowledge that the Department's permanent title record and the titling documents for the unit will reflect the information as shown below.

*Print Name of the Trust. This is how the name of the Trust will appear on title.*

I/We as trustee(s) agree(s) to notify and make application with the Department of Housing and Community Development to appropriately amend the permanent registration and titling record immediately upon any change to the original trust agreement described herein by submitting this form along with all appropriate documents, fees or any other needed items to the Department.

I/We as trustee(s) further agree(s) to indemnify and save harmless the Director of the Department of Housing and Community Development, and subsequent purchasers of said unit, for any loss they may suffer resulting from registration of the above described unit in California and from issuance of a California Certificate of Title covering the same.

I/We certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on \_\_\_\_\_ at \_\_\_\_\_  
*Date City State*

Trustee Signature(s): \_\_\_\_\_

Street Address or P.O. Box \_\_\_\_\_  
*City State*







## TAX CLEARANCE CERTIFICATE

☒ Mobile Home

☐ Floating Home

COUNTY OF ORANGE

SERIAL NUMBER/HULL NUMBER AC7V710394GA, AC7V710394GB	DECAL NUMBER/CF NUMBER LBM1081
LOCATION OF HOME 16222 MONTEREY LN 376 HUNTINGTON BEACH	ASSESSOR'S PARCEL NUMBER 891-569-62
CURRENT REGISTERED OWNER J-SANDCASTLE CO LLC 16222 MONTEREY LN SPC 376 HUNTINGTON BEACH CA 92649	APPLICANT J-SANDCASTLE CO LLC & JAMIE L. GALLIAN 16222 MONTEREY LN #376 HUNTINGTON BEACH CA 92649

I hereby certify that the following has been paid:

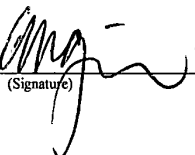
- ☐ Delinquent license fees
- ☐ Property taxes applicable to the home identified above through the fiscal year
- ☒ A security deposit for payment of the property taxes for the fiscal year 2021-2022
- ☒ No taxes due or payable at this time.

There may be a supplemental assessment not covered by this "Tax Clearance Certificate" which may create an additional bill.

THIS CERTIFICATE IS VOID ON AND AFTER SEPTEMBER 7, 2021.

Executed on July 9, 2021 at Santa Ana.  
Treasurer-Tax Collector for Orange County, State of California.

Issued on July 9, 2021

  
(Signature)



## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:  
870 Roosevelt, Irvine, CA 92620.

A true and correct copy of the foregoing document entitled: **DECLARATION OF GREG BUYSMAN RE: MOTION OBJECTING TO DEBTOR'S CLAIMED HOMESTEAD EXEMPTION** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

1. **TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF)**: Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On **July 7, 2022**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. **SERVED BY UNITED STATES MAIL**: On \_\_\_\_\_, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

3. **SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL**: Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on **July 7, 2022**, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

PURSUANT TO THE COURTROOM POLICIES AND PROCEDURES OF THE HONORABLE ERITHE A. SMITH, COURTROOM 5A, §VIII. JUDGES' OR COURTESY COPIES, EXCEPT FOR DOCUMENTS 200 PAGES OR OVER, INCLUDING EXHIBITS, JUDGE SMITH **DOES NOT** REQUIRE JUDGES' COPIES.

### DEBTOR – VIA OVERNIGHT DELIVERY

JAMIE LYNN GALLIAN  
16222 MONTEREY LN UNIT 376  
HUNTINGTON BEACH, CA 92649

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

July 7, 2022  
Date

Layla Buchanan  
Printed Name

/s/ Layla Buchanan  
Signature

1. **TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** CONTINUED:

- **ATTORNEY FOR TRUSTEE JEFFREY I GOLDEN (TR):** Aaron E DE Leest adeleest@DanningGill.com, danninggill@gmail.com; adeleest@ecf.inforuptcy.com
- **ATTORNEY FOR CREDITOR and PLAINTIFF THE HUNTINGTON BEACH GABLES HOMEOWNERS ASSOCIATION:** Robert P Goe kmurphy@goeforlaw.com, rgoe@goeforlaw.com; goeforecf@gmail.com
- **TRUSTEE JEFFREY I GOLDEN (TR):** Jeffrey I Golden (TR lwerner@wgllp.com, jig@trustesolutions.net; kadele@wgllp.com
- **ATTORNEY FOR PLAINTIFF HOUSER BROS. CO.:** D Edward Hays ehays@marshackhays.com, ehays@ecf.courtdrive.com; kfrederick@ecf.courtdrive.com; cmendoza@marshackhays.com; cmendoza@ecf.courtdrive.com
- **ATTORNEY FOR CREDITOR and PLAINTIFF THE HUNTINGTON BEACH GABLES HOMEOWNERS ASSOCIATION:** Brandon J Iskander biskander@goeforlaw.com, kmurphy@goeforlaw.com
- **ATTORNEY FOR TRUSTEE JEFFREY I GOLDEN (TR):** Eric P Israel eisrael@DanningGill.com, danninggill@gmail.com; eisrael@ecf.inforuptcy.com
- **ATTORNEY FOR PLAINTIFF HOUSER BROS. CO.:** Laila Masud lmasud@marshackhays.com, lmasud@ecf.courtdrive.com; kfrederick@ecf.courtdrive.com
- **ATTORNEY FOR DEFENDANT RANDALL L NICKEL:** Mark A Mellor mail@mellorlawfirm.com, mellormr79158@notify.bestcase.com
- **INTERESTED PARTY COURTESY NEF:** Valerie Smith claims@recoverycorp.com
- **U.S. TRUSTEE:** United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov